



I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (OR ON ATTACHED SHEET), AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN, AND WAS DONE BY ME OR UNDER MY SUPERVISION.

PRO-SURV
 P.O. BOX 1366, FRIENDSWOOD, TX 77549
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 T.B.P.E.L.S. FIRM #10119300
 ONLY SURVEY MAPS WITH THE SURVEYOR'S ORIGINAL SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION © 2022 PRO-SURV - ALL RIGHTS RESERVED

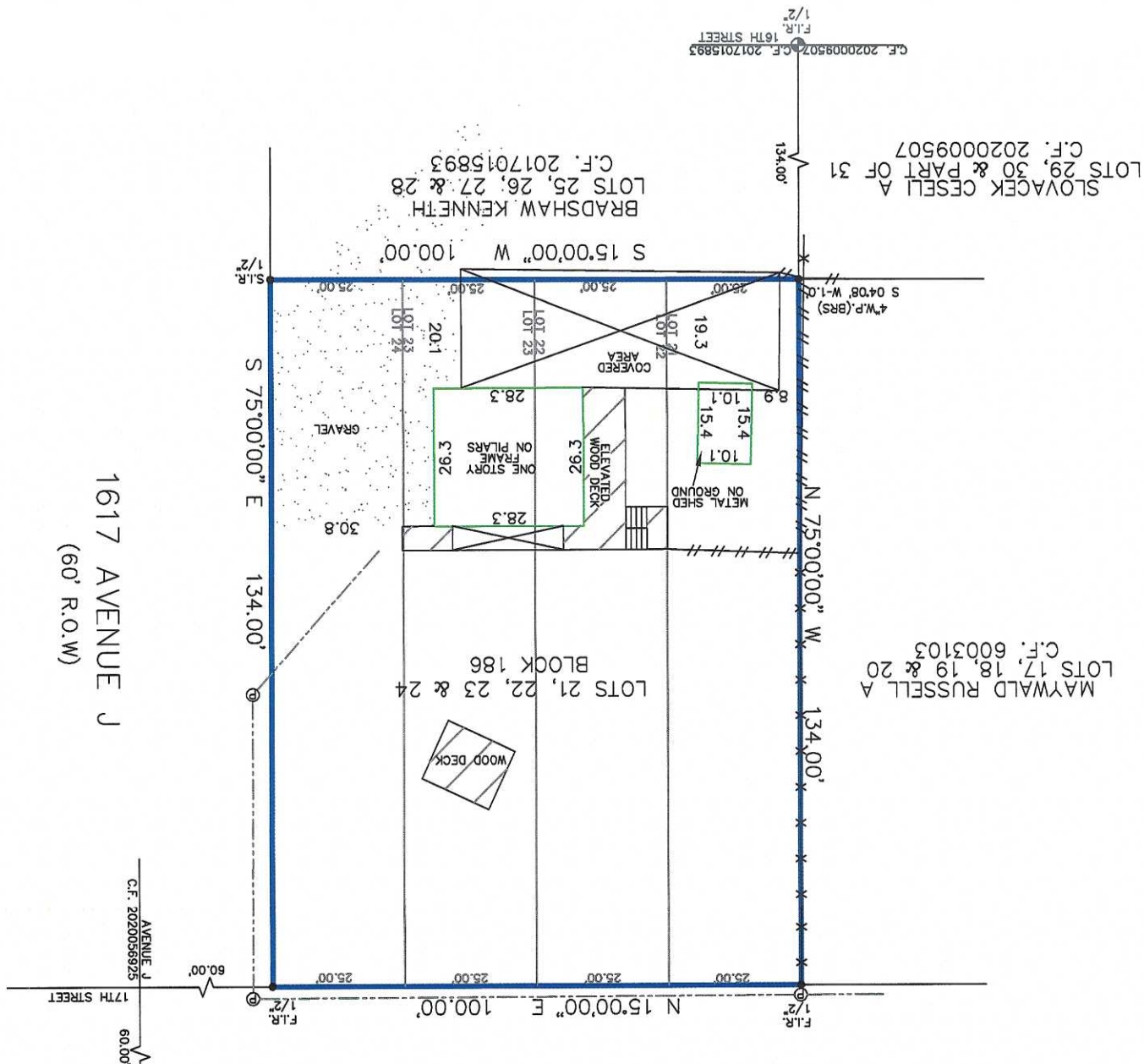
NOTES:
 - BEARING BASIS: V8/P-11.1
 - SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
 - SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY
 - THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTUTIONS OR SUBSEQUENT OWNERS
 - SUBJECT TO RESTRICTIVE COVENANTS AS PER TITLE COMMITMENT
 - SUBJECT TO ZONING AND BUILDING ORDINANCES ENFORCED BY LOCAL MUNICIPALITIES

JOB # 2204376
 DATE 4-26-2022
 GF# 1662954

ADDRESS 1617 AVENUE J PALEFACE PARTNERSHIP, LLC

LEGAL DESCRIPTION
 LOTS TWENTY-ONE (21), TWENTY-TWO (22), TWENTY-THREE (23) AND TWENTY-FOUR (24) IN BLOCK ONE HUNDRED EIGHTY-SIX (186), OF THE SAN LEON TOWNSITE, A SUBDIVISION OUT OF THE AMOS EDWARDS LEAGUE, ABSTRACT 10, IN GALVESTON COUNTY, TEXAS, ACCORDING TO PLAT RECORD 8, MAP NUMBER 32, OF THE MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.

Reviewed & Accepted by: _____ Date _____



LEGEND * ITEMS THAT MAY APPEAR IN *
DRAWING BELOW

A.E. = AERIAL EASEMENT
B.L. = BUILDING LINE
BRS = BEARS
C.F.# = CLERK'S FILE NUMBER
D.E. = DRAINAGE EASEMENT
E.E. = ELECTRIC EASEMENT
F.I.R. = FOUND IRON PIPE
F.N.D. = FOUND

M.P. = METAL POST
M.U.E. = MUNICIPAL UTILITY EASEMENT
P.A.E. = PERMANENT ACCESS EASEMENT
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.E. = POOL EQUIPMENT
P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
P.P. = POWER POLE

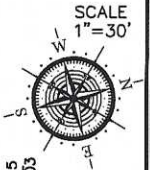
P.R.C. = POINT OF REVERSE CURVATURE
P.T. = POINT OF TANGENCY
P.U.E. = PUBLIC UTILITY EASEMENT
S.I.R. = SET IRON ROD
S.S.E. = SANITARY SEWER EASEMENT
S.T.M.S.E. = STORM SEWER EASEMENT
U.T.S. = UNABLE TO SET
U.E. = UTILITY EASEMENT
W.L.E. = WATER LINE EASEMENT
W.P. = WOODEN POST
W.S.E. = WATER & SEWER EASEMENT

--- NOT TO SCALE

⊙ = GUY ANCHOR
⊙ = POWER POLE
⊙ = SERVICE DROP

⊙ = CONTROL MONUMENT
● = PROPERTY CORNER
— = PROPERTY LINE
— = EASEMENT LINE
— = BUILDING SETBACK LINE
— = BUILDING WALL

---//---//--- = WOODEN FENCE
---X---X--- = CHAIN LINK FENCE
---O---O--- = METAL FENCE
---V---V--- = WIRE FENCE
---V---V--- = VINYL FENCE
--- --- = OVERHEAD ELECTRIC POWER LINE



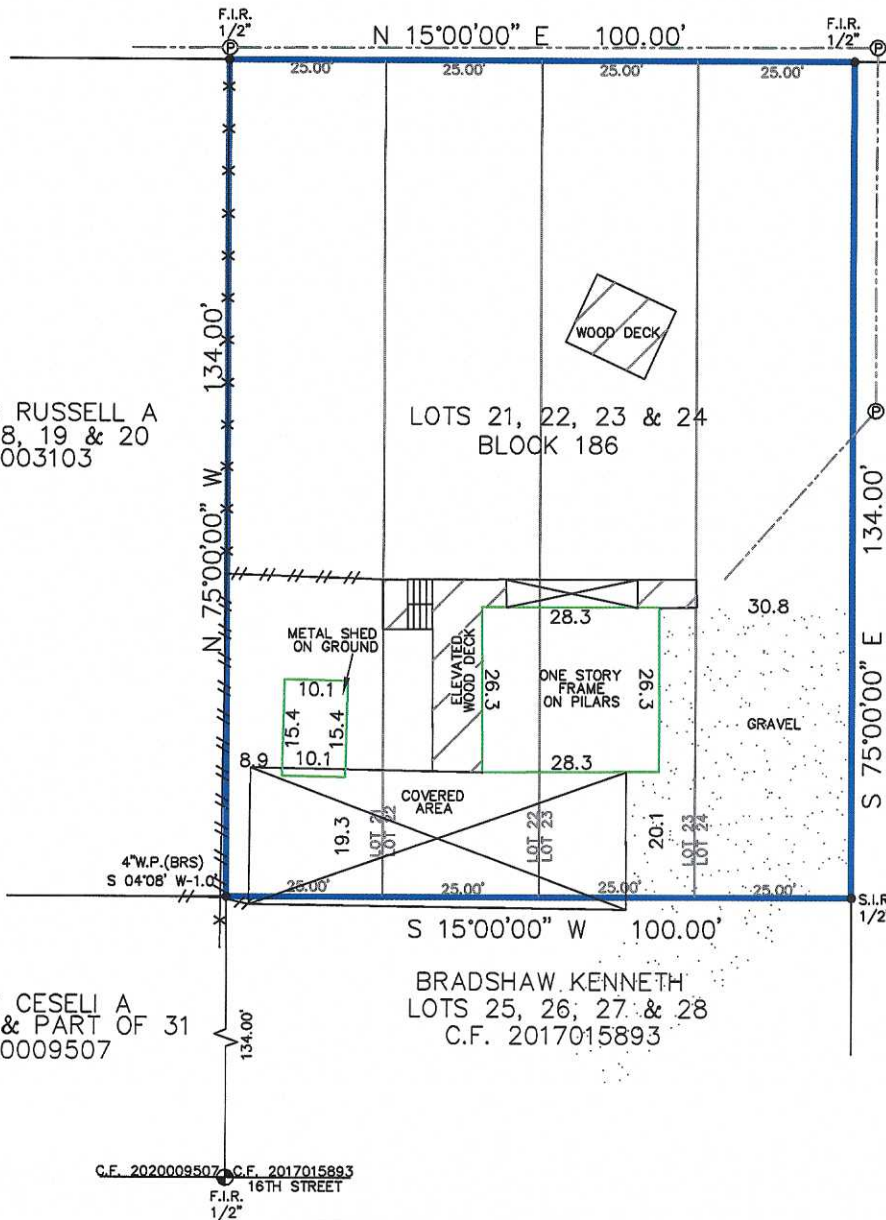
17TH STREET
(60' R.O.W.)

AVENUE J (NOT OPEN)
C.F. 2020027515
17TH STREET F.I.R. 1/2" 50.00'
60.00'
17TH STREET
AVENUE J
C.F. 2020056925

MAYWALD RUSSELL A
LOTS 17, 18, 19 & 20
C.F. 6003103

LOTS 21, 22, 23 & 24
BLOCK 186

1617 AVENUE J
(60' R.O.W.)



SLOVACEK CESELI A
LOTS 29, 30 & PART OF 31
C.F. 2020009507

BRADSHAW KENNETH
LOTS 25, 26, 27 & 28
C.F. 2017015893

Reviewed & Accepted by: _____ Date _____ / _____ Date _____

NOTES:
- BEARING BASIS: V9/P-11.1
- SUBJECT TO ANY AND ALL RECORDED AND UNRECORDED EASEMENTS
- SURVEYOR HAS NOT INDEPENDENTLY ABSTRACTED PROPERTY

LEGAL DESCRIPTION

LOTS TWENTY-ONE (21), TWENTY-TWO (22), TWENTY-THREE (23) AND TWENTY-FOUR (24) IN BLOCK ONE HUNDRED EIGHTY-SIX (186), OF THE SAN LEON TOWNSITE, A SUBDIVISION OUT OF THE AMOS EDWARDS LEAGUE, ABSTRACT 10, IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN VOLUME 238, PAGE 27, TRANSFERRED TO VOLUME 254-A, PAGE 20, LATER TRANSFERRED TO PLAT RECORD 8, MAP NUMBER 32, OF THE MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS.